

INFILL SITE FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND

Chandler, Arizona



LARRY KUSH
O: 480.482.1944
C: 480.290.2909
larry.kush@orionprop.com



JUDI BUTTERWORTH
O: 480.750.1215
C: 602.315.2541
judi.butterworth@orionprop.com

INFILL SITE FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND

SITE FEATURES

OFFERING SUMMARY

SALE PRICE	\$2,750,000
PRICE/SF	\$7/SF
LAND SIZE	10 Acres Gross; 8.8 Acres Net 391,804 SF
PARCEL NUMBER	304-88-150
ZONING	PAD, City of Chandler
TRAFFIC COUNTS	20,465 VPD (Riggs Rd) 6,200 VPD (Gilbert Rd)
TOTAL: 26,665 VPD	

PROPERTY DESCRIPTION

The subject parcel is located is located on the southeast corner of Gilbert Road and Riggs Road.

- Will Sell Subject to Necessary Zoning
- Exceptionally High Average Household Income of over \$122,000 within a Three Mile Radius
- Adjoining a New Walgreens
- Close Proximity to Chandler Regional Medical Center
- Sun Lakes Retirement Community Located Two Miles to the West

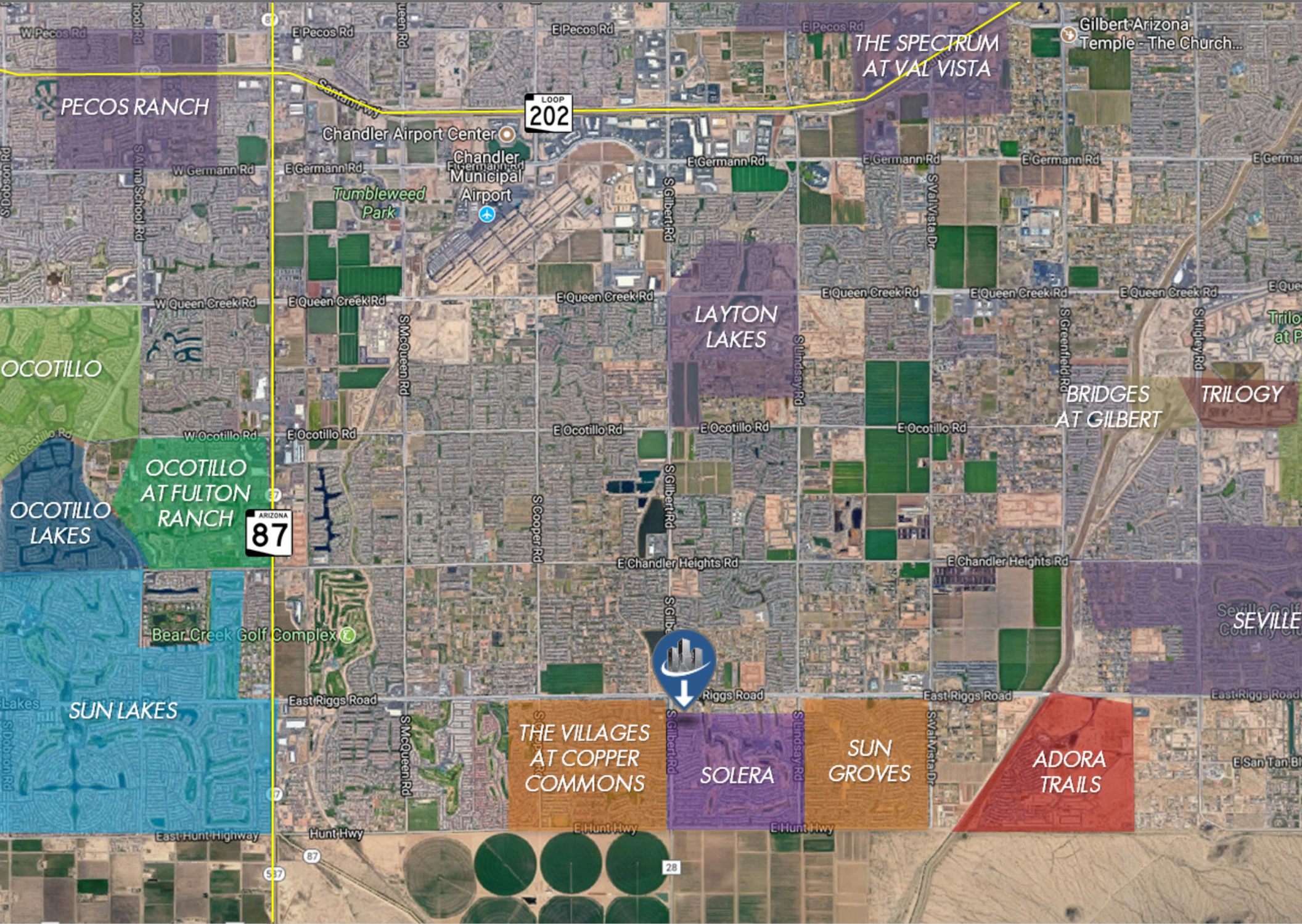


MAJOR AREA EMPLOYERS

 11,000+ EMPLOYEES	 4,900+ EMPLOYEES	 4,500+ EMPLOYEES	 3,800+ EMPLOYEES
 2,400+ EMPLOYEES	 2,100+ EMPLOYEES	 1,750+ EMPLOYEES	 1,650+ EMPLOYEES

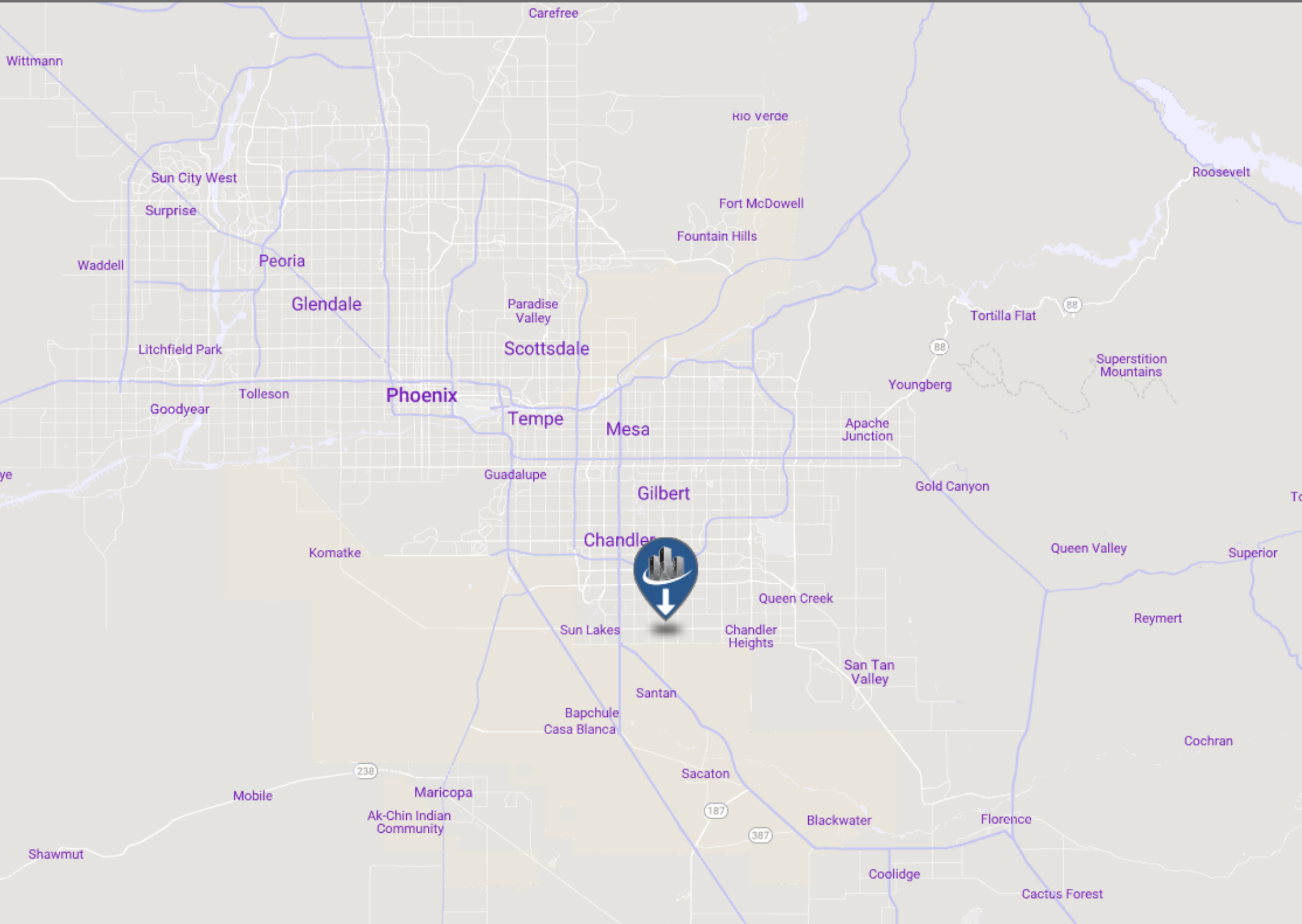
INFILL SITE FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND AERIAL



INFILL SITE FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND MAP VIEW



Chandler's Mayor Jay Tibshraeny accurately describes Chandler as "a progressive, cutting-edge City where entrepreneurial spirit and hometown traditions create a truly dynamic destination. Chandler delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub." It's population has grown massively over the years from 9,531 in 1960 to 255,080 in October 2017. Chandler was ranked number 50 out of over 20,000 cities by CNN in their coverage of the best places to live in America. It's no wonder, because officials are dedicated to maintaining Chandler's beauty, culture, and fun.

Since 1983, the Chandler Arts Commission has administered the city's Art in Public Places Program, commissioning and purchasing unique works of art for the enjoyment of Chandler residents and visitors. Some of the most notable pieces include The Guardian, AJ Chandler & Frank Lloyd Wright, an Las Brisas. Chandler also has a Center for the Arts that has featured many talented actors, artists, musicians, and dancers over the past 25 years including: Carlos Santana, David Garibaldi, Cesar Milan, and more.

Chandler also is home to the Chandler Fashion Center which features a slew of internationally known brands such as Michael Kors, Banana Republic, Coach, Ethan Allen, GAP, LUSH, Nordstrom, Pottery Barn, and more. Chandler Fashion Center also has renowned dining including: Benihana, Elephant Bar, Kona Grill, The Old Spaghetti Factory, California Pizza Kitchen, and more.

Aside from the brilliant art, shopping and dining, Chandler has many other fun activities to offer. Overall, Arizona is a golfer's paradise, but nowhere is this more evident than in the beautiful city of Chandler. With a total of 7 golf clubs totaling 153 holes and averaging 5,725 yards each, Chandler is known as one of the leading cities for golf in the state. Nestled in Phoenix's East Valley, Chandler is surrounded by beautiful mountain ranges in every direction that light up bright red at sunrise and sunset, adding to the drama of an intense game. Additionally, Chandler has many parks, recreation centers, libraries, indoor trampoline parks, aquatic park, and more fun for the entire family!

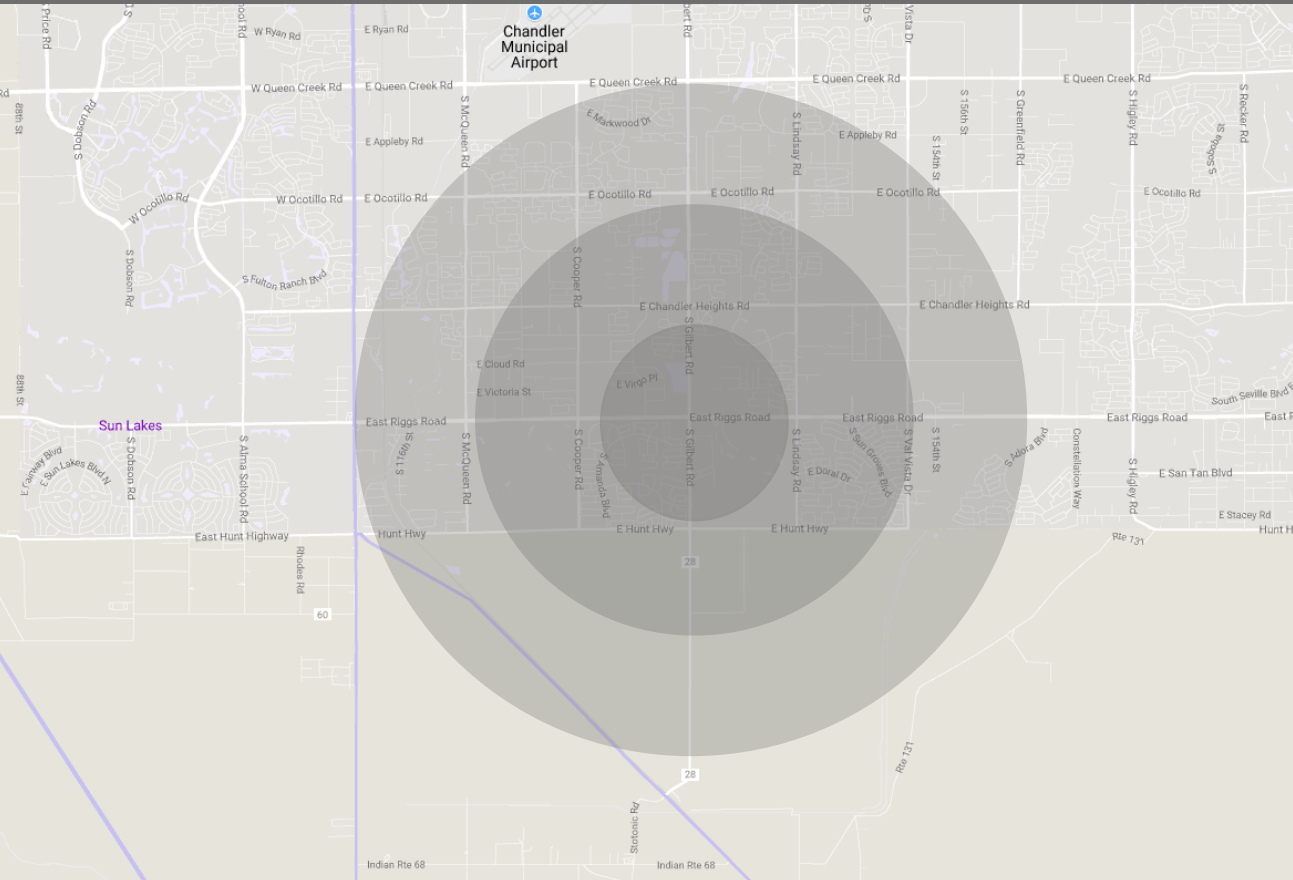


CITY HIGHLIGHTS

- 255,080 Chandler Residents (2017)
- Home to Six Aquatic Parks
- Home to Seven Golf Courses
- Internationally Recognized Shopping
- Beautifully Kept Grounds with Modern and Artistic Touches

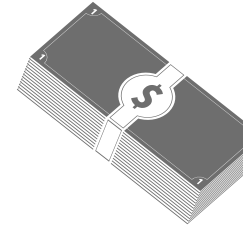
INFILL SITE FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND DEMOGRAPHICS



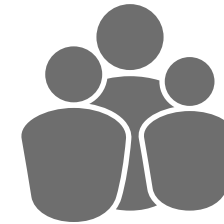
POPULATION
61,075

*3 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$122,813

*3 Mile Radius



MEDIAN
AGE
38.4

*1 Mile Radius

2017 SUMMARY

	ONE MILE	TWO MILE	THREE MILE
DAYTIME EMPLOYEES	11,229	34,584	61,075
POPULATION	9,855	31,397	55,499
AVG HOUSEHOLD SIZE	3.06	2.95	3.14
AVG HOUSEHOLD INCOME	\$120,719	\$113,740	\$122,813
MEDIAN AGE	38.4	38.8	36.8



LARRY KUSH

O: 480.482.1944

C: 480.290.2909

larry.kush@orionprop.com



JUDI BUTTERWORTH

O: 480.750.1215

C: 602.315.2541

judi.butterworth@orionprop.com